

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131224/FO/2021
Date registered valid: 30 July 2021
Proposal: Replacement of existing pitched roof on single storey rear extension with flat roof,
Address: 721 Wilmslow Road, Manchester, M20 6WF
Ward(s): Didsbury East Ward

Applicant: Kazim Panjwani 79 Oakdale Drive, Heald Green, Cheadle, SK8 3SN
Agent (if any): Mr Ahmed Choudhry NADA Architects 169 Kingsway, Burnage, Manchester, M19 2ND
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 5/10/2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 16 August 2021 Expired: 6 September 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

721 Wilmslow Road is a 2 storey mid-terraced commercial property currently in use as a hot food take-away with associated store above. The property is located within the Didsbury District Centre.

Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

Replacement of existing pitched roof on single storey rear extension with flat roof.

Consultations & Notification Responses

Local Residents – No comments received.

Policies

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, the most relevant of which in this case are as follows:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Issues

Design – The design of the elevational alterations is considered acceptable.

Residential and Visual Amenity – Due to its siting and design it is not considered that the proposal would have a detrimental impact upon the existing levels of residential and visual amenity enjoyed within the vicinity of the site.

Pedestrian and Highway Safety – The proposal would not have any impact on the current levels of pedestrian and highway safety enjoyed within the vicinity of the site.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to resolve any matters arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings stamped as received on 30 July 2021:

- a) Drawing nos. 21-967 (01) 001 PL0, (02) 001 PL0, (03) 001 PL0 and (04) 001 PL0.
- b) Location Plan.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The materials to be used on the development hereby approved shall be those detailed on the application form stamped as received on 30 July 2021.

Reason - In the interests of visual amenity, pursuant to Policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

2 Albert Hill Street, Manchester, M20 6RF
Howard House, 5 Old Oak Street, Manchester, M20 0RH

723 Wilmslow Road, Manchester, M20 6WF
717A Wilmslow Road, Manchester, M20 6WF
Basement And Ground Floor, 719 Wilmslow Road, Manchester, M20 0RH
719A Wilmslow Road, Manchester, M20 6WF
Ground Floor, 717 Wilmslow Road, Manchester, M20 0RH
719 Wilmslow Road, Manchester, M20 6WF
717 Wilmslow Road, Manchester, M20 6WF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH